

Housing and Community Development Corporation of Hawaii
Section 8 Homeownership Program
Capacity Statement

The HCDCH shall adopt the following provisions as eligibility criteria for participation in the Section 8 Homeownership Program:

- Has been admitted to the Section 8 Housing Choice Voucher Program;
- Is in compliance with the terms of the lease and the Section 8 Housing Choice Voucher Program;
- A first-time homeowner, a cooperative member, or a family of which a family member is a person with disabilities, and use of the homeownership option is needed as a reasonable accommodation so that the program is readily accessible to and usable by such person;
- The participant demonstrates that the annual income of the adult family members who will own the home is not less than the federal minimum hourly wage multiplied by 2,000 hours, and except for an elderly family or a disabled family, any welfare assistance received by the family shall not count in determining annual income;
- Is currently employed on a full-time basis, with an average of not less than thirty hours per week and has been continuously employed during the year before commencement of homeownership assistance for the family, except for an elderly family, a disabled family, or a family that includes a person with disabilities and has been determined that an exemption is needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities;
- Has pre-qualified for a loan;
- Has not defaulted on a mortgage securing debt to purchase a home under the Section 8 Homeownership Option Program;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has no present ownership interest in a residence at the commencement of homeownership assistance for the purchase of a home;
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, has entered a contract of sale specifying the price and other terms of sale by the seller to the applicant, provide that the applicant will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector, provide that the applicant is not obligated to purchase the unit, provide that the applicant is not obligated to pay for any necessary repairs, and certifies that the seller has not been debarred, suspended, or subject to a limited denial of participation;
- The applicant must satisfactorily complete a pre-assistance homeownership counseling program approved by the HCDCH.
- Family adult members who are purchasers must meet the definition of a qualified resident of Hawaii.
 1. Is a citizen of the United States or a resident alien;
 2. Is at least eighteen years of age; and
 3. Is domiciled in the State and shall physically reside in the dwelling unit purchased.